

Executive Summary



The SoBro Neighborhood Plan envisions the transformation of the area South of Broadway, Ninth to I-65, into a richly-developed urban district with a strong residential presence, commingled with compatible and appropriate non-residential land uses, and set within an interconnected network of public and private landscapes.

Such transformation from the current condition will require a combination of private development initiatives, public infrastructure improvements, and a high level of collaboration and cooperation between the many stakeholders – property owners, residents, businesses, institutions – who together comprise the area. The first test of the latter will occur through the development of two, contiguous Planned Development Districts to guide future development of the area; at which time differing perspectives and visions for each area will be reconciled to create the regulatory “lens” that can focus private and public developments for an ultimately coherent and powerful effect.

In parallel with establishing the SoBro Planned Development Districts, a SoBro Open Space Master Plan will be developed that envisions and leads to the creation of an interconnected system of public and private landscapes and streetscapes, providing a hospitable and attractive setting for this newly re-created urban neighborhood.

Vision

The district South of Broadway (SoBro) is a unique urban neighborhood in the heart of the city.

At the crossroads of downtown and historic Old Louisville, SoBro combines the strengths of both, through a commingling of business, education, cultural institutions, commerce and manufacturing, all set within the context of a vibrant and diverse residential district.

SoBro’s architecture is alternately historic and contemporary, reflecting at once its legacy as one of Louisville’s original residential neighborhoods and the values and lifestyles of new generations. In combination with its distinctive architecture and urban design, SoBro’s “green” network of parks, courtyards, sidewalks, alleys and streetscapes makes the neighborhood exceptionally friendly to pedestrians and street life.

Consequently, SoBro is both an effective bridge between downtown and Old Louisville and a distinctive urban neighborhood in and of itself – “a place you are proud to call home.”



RECOMMENDATION	IMPLEMENTATION RESPONSIBILITY	COST	TIME-FRAME
Cornerstone 2020/LDC			
C1. Extend Downtown Form District south to Kentucky, east to I-65, west to 9th @ Cawthon.	Louisville Metro Planning Commission Downtown Development Corporation	LMPDS staff time	<1 year
C2. Establish Planned Development District (PDD) south of Broadway within newly extended Downtown Form District.	Louisville Metro Planning Commission Downtown Development Corporation	LMPDS staff time	<1 year
C3. Establish Planned Development District (PDD) within SoBro “south-west” as mixed residential/commercial/light industrial district.	Louisville Metro Planning Commission Downtown Development Corporation	LMPDS staff time	<1 year
C4. Amend the existing Planned Development District ordinance to allow the master plan option to create an area-specific use table, a specific master plan map that delineates gradations in intensity to promote compatibility, and allowances for specific transition standards.	Louisville Metro Planning Commission	LMPDS staff time	<1 year
C5. Incorporate a streetscape and open space component into the Plan Development District Master Plan for the proposed two sections of SoBro, focusing on connection and consistency throughout all of Sobro. Design guidelines of the PDDs should include a streetscape and open space component, with an emphasis on First through Sixth streets, to create an effective and attractive transition between Downtown and Old Louisville and an inviting environment for pedestrians, cyclists, residents, and businesses. The plans should also establish a neighborhood-wide system of green spaces, ranging from pocket parks to athletic facilities, for use by residents, visitors, and educational institutions and teams.	Louisville Metro Planning & Design Services Brightside Metro Parks	LMPDS staff	<2 years